



MALDON ROAD, WITHAM, CM8
£2,250 per month*

Carter Jonas

MALDON ROAD, WITHAM, CM8

A four/five bedroom detached property built circa 1930 situated close to Witham Town Centre.

Accommodation comprises entrance hallway leading to open plan family/sitting room/kitchen area, reception room, dining room/bedroom 3. Door leads off the open plan reception room to garden room and further sitting room and kitchen/dining room which leads to a bedroom and bathroom. Three further bedrooms, dressing room and separate bathroom with shower.

Externally there is a rear garden, double garage and off road parking for several vehicles.

Available for a 6 month tenancy on an unfurnished basis from mid-December - early January 2025 start date

EPC - C. Council Tax Band E - Please see Braintree Council Tax for current costs

No access to loft. Mains gas, electricity, water and drainage are connected to the property. Gas central heating. Pets considered.

- Council Tax = E
- Deposit Required = £2,596.00
- Minimum term 6 months
- 4/5 Bedrooms
- 2/3 Reception
- Rooms
- 2 Bathrooms
- Open plan living
- Garden
- Off Road Parking
- Unfurnished
- EPC = C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	71	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Classification L2 - Business Data

Segenhoe, Maldon Road, Witham, CM8

Approximate Area = 2383 sq ft / 221.3 sq m
Limited Use Area(s) = 159 sq ft / 14.7 sq m
Garage = 294 sq ft / 27.3 sq m
Total = 2836 sq ft / 263.3 sq m

For identification only - Not to scale



IMPORTANT INFORMATION

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